

061.A

0002

0003.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

200,300 / 200,300

USE VALUE:

200,300 / 200,300

ASSESSED:

200,300 / 200,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: B3

Owner 1: BERGMAN BRUCE L

Owner 2:

Owner 3:

Street 1: 2 COLONIAL VILLAGE DR #3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: JUDD JOHN W III -

Owner 2: JUDD DEBORAH -

Street 1: 2 COLONIAL VILL DR #B3

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 437 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 2 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	200,300			200,300		127035
							GIS Ref
							GIS Ref
							Insp Date
							10/19/17

Total Card	0.000	200,300		200,300	Entered Lot Size
Total Parcel	0.000	200,300		200,300	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	458.35	/Parcel:	458.35	Land Unit Type:
---------	-----------------	--------------------------------	--------	----------	--------	-----------------

PREVIOUS ASSESSMENT							Parcel ID	061.A-0002-0003.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	200,300	0	.	.	200,300		Year end	12/23/2021
2021	102	FV	197,500	0	.	.	197,500		Year End Roll	12/10/2020
2020	102	FV	192,100	0	.	.	192,100	192,100	Year End Roll	12/18/2019
2019	102	FV	175,900	0	.	.	175,900	175,900	Year End Roll	1/3/2019
2018	102	FV	133,000	0	.	.	133,000	133,000	Year End Roll	12/20/2017
2017	102	FV	104,200	0	.	.	104,200	104,200	Year End Roll	1/3/2017
2016	102	FV	102,200	0	.	.	102,200	102,200	Year End	1/4/2016
2015	102	FV	90,700	0	.	.	90,700	90,700	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
JUDD JOHN W III	62823-75		10/23/2013		140,000	No	No					
GROMATZKY STEVE	26550-218		8/1/1996		52,500	No	No	Y				

BUILDING PERMITS							ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/14/2010	644	Manual	2,625					FRAMING REPAIRS	10/19/2017	Measured	DGM	D Mann
4/9/2010	291	Redo Kit	2,500					ADD 2 32" PARTITIO	5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			BK:17588 PG:420,Building Number 2.																	
Sty Ht: 1	- 1 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1	- Concrete			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath:	Rating:																				
Prime Wall: 7	- Brick			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 2	- Hip			OTHER FEATURES																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units 1																	
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir: S10	- Size 10			Frl:	Rating:			Other																	
GENERAL INFORMATION				WSFlue:	Rating:			Upper																	
Grade: C	- Average			CONDO INFORMATION				Lvl 2																	
Year Blt: 1962	Eff Yr Blt:			Location: F	- Front			Lvl 1																	
Alt LUC:	Alt %:			Total Units:				Lower																	
Jurisdct: G12	Fact: .			Floor:				Totals				RMs: 2	BRs: 1	Baths: 1	HB										
Const Mod:				% Own: 0.657700002				REMODELING				RES BREAKDOWN													
Lump Sum Adj:				Name: 9 - 6021				Exterior:	No Unit	RMS	BRS	FL													
INTERIOR INFORMATION				Phys Cond: AV	- Average			Interior:	1	2	1	0													
Avg Ht/FL: STD				Functional:				Additions:																	
Prim Int Wal	2	- Plaster		Economic:				Kitchen:																	
Sec Int Wall:				Special:				Baths:																	
Partition: T	- Typical			Override:				Plumbing:																	
Prim Floors: 4	- Carpet			Total:	30.6	%	Electric:																		
Sec Floors:				CALC SUMMARY				Heating:																	
Bsmnt Flr:				Basic \$ / SQ: 325.00				General:	1	2	1														
Subfloor:				Size Adj.: 1.87299776				COMPARABLE SALES				SUB AREA													
Bsmnt Gar:				Const Adj.: 0.95444989				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL												
Electric: 3	- Typical			Adj \$ / SQ: 580.997								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Insulation: 2	- Typical			Other Features: 34653								GLA	Gross Liv Ar	437	581.000	253,896									
Int vs Ext: S				Grade Factor: 1.00																					
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000																					
Heat Type: 3	- Forced H/W			NBHD Mod:																					
# Heat Sys: 1				LUC Factor: 1.00																					
% Heated: 100				Adj Total: 288549																					
Solar HW: NO	Central Vac: NO			Depreciation: 88296																					
% Com Wal	% Sprinkled			Depreciated Total: 200253																					
MOBILE HOME				Make:				Serial #:				Year:				Color:	IMAGE								
SPEC FEATURES/YARD ITEMS												PARCEL ID 061.A-0002-0003.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N				Total Yard Items:				Total Special Features:				Total:								AssessPro Patriot Properties, Inc					